

SEP 10 12 09 PM '04

BK 481 PG 750  
CLERK CH. CLK.

After Recording Return to: }  
PHILLIP LEWALLEN. }  
638 SHELLEY RENEE LN }  
CORDOVA TN 38018 }

Send Tax Statements to }  
(Grantee Name and Address: ) }  
PHILLIP LEWALLEN. }  
638 SHELLEY RENEE LN }  
CORDOVA TN 38018 }

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**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**FOR VALUABLE CONSIDERATION OF TEN DOLLARS (10.00), and other good and valuable consideration in cash in hand paid. The receipt and sufficiency of which is hereby acknowledged, ACTION HOME BUYERS INC a corporation and TAMMY CARDWELL (MANAGER) individuals, or, hereinafter referred to as "Grantor(s)", whether one or more, do(oes) hereby convey and warrant unto PHILLIP LEWALLEN AND REBEKAH LEWALLEN, husband and wife, hereinafter "Grantee(s)" whether one or more the following lands and property, together with all improvements located thereon, lying in the County of DESOTO , State of Mississippi, to-wit:**

**1142 PARKVIEW CIR. N.  
SOUTHAVEN, MS. 38671**

**LOT 12 SEC. A PARCEL 5, CENTRAL PARK NEIGHBORHOOD PUD  
SITUATED IN SEC 29 TOWNSHIP 1 SOUTH RANGE 7 WEST DESOTO  
COUNTY MISSISSIPPI AS PER PLAT BK 69 PG 24 OFFICE OF CHANCERY  
CLERK OF DESOTO COUNTY MS.**

**LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor(s), if any, which are reserved by Grantor(s)**

**SUBJECT to all easements, rights- of-way, protective covenants and mineral reservations of record, if any.**

**TO HAVE AN TO HOLD same unto Grantee(s), and unto Grantee(s) heirs and assigns forever, and all appurtenances there unto belonging.**

**GRANTOR (S) hereby covenant with GRANTEE (S) that Grantor(s) are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor(s) and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.**

Taxes for 2004 shall be --- prorated between Grantor(s) and Grantee(s), as of the date selected or X paid by the Grantee(s) or --- paid by Grantors(s)

The property herein conveyed --- is not part of the homestead of Grantor(s) or --- is part of homestead of Grantor(s) and The conveyance is joined by both husband and wife.

If the Grantee(s) are Husband and Wife, then also TO HAVE AND TO HOLD to the said Grantees as joint tenants, with the right to survivorship and not as tenants in common, their heirs, personal representatives, and executors, and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

WITNESS grantor(s) hand (s) this the 2 day of SEPT 2004

Leticia Hernandez

Grantor

Jimmy Cardenas  
Grantor (manager)

Linda H. Smith  
Notary 9-2-04

MY COMMISSION EXPIRES JUNE 10, 2005



GRANTORS' NAME:

ACTION HOME BUYERS INC.

GRANTORS' ADDRESS:

PO BOX 301

HORN LAKE MS. 38637

BUS.TEL: 662-342-9816

RES. TEL: 662-536-2162

GRANTEES' NAME:

PHILLIP LEWALLEN

REBEKAH LEWALLEN

GRANTEES' ADDRESS:

638 SHELLEY RENEE LANE

CORDOVA, TN. 38018

RES. TEL: 901-409-3958

BUS. TEL: 901-322-9400

PREPARED BY:

TAMMY CARDWELL

5662 STEFFANI DR.

SOUTHAVEN, MS.38671

RES. TEL. 662-536-2162

STATE OF MISSISSIPPI

COUNTY OF DESOTO

Personally came and appeared before me, the undersigned authority in and for the said county and state, on this 9<sup>th</sup> day of Sept, 2004, within my jurisdiction, the within named Tammifardwell, personally known to me to be and who acknowledged that he/she is the manager / owner of the within named Action Home Buyers, and that in said capacity with said Tammifardwell are authorized and empowered to sign, execute and deliver the above and foregoing instrument, that on the day and year therein mentioned, Sept 9, 2004 did freely and voluntarily sign, execute and deliver the above and foregoing instrument for the purposes therein mentioned for on behalf of at the request of and as the act and deed of said Action Home Buyers Inc. after first having been duly authorized so to do.

Linda H. Smith

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES JUNE 10, 2005

